

**CITY OF GROVE CITY, OHIO
PLANNING COMMISSION MINUTES**

REGULAR MEETING

February 2, 2016

The meeting was called to order at 1:30 p.m.

Chairman Leasure began the meeting with a moment of silence and the Pledge of Allegiance. Roll was taken and the following members were present: Mr. Gary Leasure, Chair, Mr. Chuck Boso, Dr. John Dubos, Mr. Mike Linder and Ms. Julie Oyster. Others present: Kyle Rauch, Development Director; Kim Shields, Planning & GIS Supervisor; Jennifer Readler, Frost Brown Todd; Cindi Fitzpatrick, Service Director; Mike Boso, Chief Building Official; Laura Scott, Planning and Zoning Coordinator; and Mary Havener, Development Assistant.

Chairman Leasure noted a quorum was present. The minutes from the January 5, 2016 regular meeting were unanimously approved.

Chairman Leasure stated that representatives for Item #3 – Mill Street Market (Certificate of Appropriateness) and Item #4 – Mill Street Market (Special Use Permit) were requesting postponement to the March 8, 2016 meeting. Mr. Linder moved to postpone the items, Ms. Oyster seconded and the motion was unanimously approved.

ORGANIZATIONAL ITEMS:

The Amendment to Rules and Regulations was presented for approval. Mr. Linder moved that the Amendment be approved, Ms. Oyster seconded and the motion was unanimously approved.

ITEM #1 – Borror Road – Lot Split

(PID #201512160090)

Ms. Shields presented the Development Department's findings. She stated that the applicant is proposing to split 4.5 acres from the site at 1421 Borror Road. City Council approved to annex the site at their meeting on February 1, 2016. The property will be zoned SF-1 and the proposed split will create lots in conformance with the districts regulations. Therefore, Staff is recommending that the Planning Commission approve the Lot Split as submitted with the knowledge that after City Council's approval of the annexation for the property, there is the potential for the annexation to be put on referendum during its 30-day affective period.

Ms. Kacie Waugh, representative for the property owner was present to answer any questions. She stated that it was necessary to annex for the split since it couldn't be split in Jackson Township where it was located. The property has been sold pending the Lot Split.

Being no discussion, Ms. Oyster moved to approve the Lot Split as submitted. Mr. Linder seconded and the motion was unanimously approved.

ITEM #2 – Lamplighter Senior Village II – Lot Split

(PID #201601110001)

Ms. Shields presented the Development Department's findings. She stated that this proposal is to split approximately 8.5 acres at 1272 White Road at the terminus of Lamplighter Drive. The lot and future right-of-way are in conformance with the approved development plan for the site; therefore Staff is recommending approval of the lot split as submitted.

Mr. Todd Valentine, representing Lamplighter Senior Village II, was present to answer any questions. Dr. Dubos asked Mr. Valentine if the plan would be to have access to White Road. Mr. Valentine stated that they would not be accessing White Road; they would be utilizing Lamplighter Drive as outlined in their Development Plan.

Being no further discussion, Mr. Linder moved to approve the Lot Split as submitted. Ms. Oyster seconded and the motion was unanimously approved.

ITEM #3 – O'Reilly Auto Parts – Lot Split

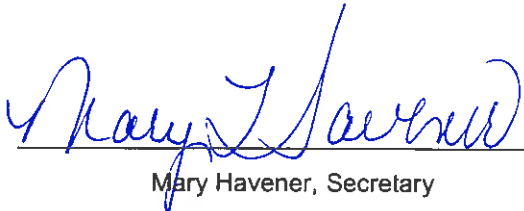
(PID #201601250004)

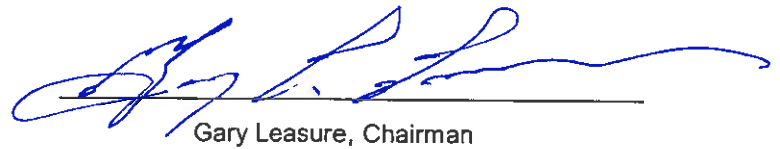
Ms. Shields presented the Development Department's findings. She stated that the applicant is proposing to split 1.4 acres from the 8.5 acre site on the west side of Broadway, south of Southwest Blvd. The lot to be split will be the future site of O'Reilly Auto Parts and is in general conformance with the development plan approved for the site. Therefore Staff is recommending that Planning Commission approve the lot split as submitted.

Joe Smiley, property owner, was present to answer any questions.

Being no discussion, Ms. Oyster moved to approve the Lot Split as submitted. Dr. Dubos seconded and the motion was unanimously approved.

Having no further business, Chair Leasure adjourned the meeting at 1:37 p.m.



Mary Havener, Secretary

Gary Leasure, Chairman